



March 15, 2007

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order .....	Chairperson Hall
Invocation .....	Brett McGuire
Pledge of Allegiance .....	Dean Thompson
Quorum .....	Chairperson Hall
Approval of Minutes for March 1, 2007 .....	Chairperson Hall
Reading of the Agenda .....	Director Browning
Approval of the Agenda .....	Chairperson Hall

### Old Business

Preliminary Plat .....	Staff
1. <b>Courtyards at Crawford Creek</b> , William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, <i>Commission District 3</i> . [ Map ] [ Site Plan ] [ Staff Report ]	
2. <b>Emerson Woods</b> , Freeman-Harriss Road, Zoned R-A, 7 lots, 24.77 acres, <i>Commission District 4</i> . [ Map ] [ Site Plan ] [ Staff Report ]	
3. <b>Jessie Court</b> , Jessie Road, Zoned R-3A, 13 lots (13 duplexes), 4.90 acres, <i>Commission District 3</i> . [ Map ] [ Site Plan ] [ Staff Report ]	

### New Business

Final Plat .....	Staff
Preliminary Plat .....	Staff
Rezoning .....	Staff
4. <b>RZ 07-03-01</b> , Rezone Tax Map 072 Parcel 043T, from M-2 to PUD, 6.57 +/- acres located at 5100 Pierce Court. <i>Commission District 1</i> . [ Application ] [ Map ] [ Site Plan ] [ Staff Report ]	
5. <b>Request to Initiate Rezoning</b> of Tax Map 072A Parcel 104 from C-1 to C-2, 0.68 acre located at 516 North Belair Road, <i>Commission District 3</i> . [ Map ] [ Staff Report ]	
6. <b>RZ04-09-07</b> Revision to High Meadows Planned Unit Development (PUD) for Tax Map 050 003 located on Chamblin Road. <i>Commission District 3</i> . [ Map ] [ Narrative ] [ Staff Report ]	

Staff Comments .....	Staff
Public Comments .....	Chairperson Hall
Adjourn .....	Chairperson Hall



March 15, 2007

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission			
Commission District and Commissioners		Planning Commissioner	
Ron C. Cross, Chairman		Brett McGuire, Vice-chairman	
District 1 [Ron Thigpen]		Jean Garniewicz	
District 2 [Tommy Mercer]		Dean Thompson	
District 3 [Diane Ford]		Deanne Hall, Chairperson	
District 4 [Lee Anderson]		Tony Atkins	

### Meeting Schedule: March 2007 / April 2007

Board/Commission	Date	Time	Location
Planning Commission	March 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	March 27, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	March 29, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	April 3, 2007 Canceled	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	April 17, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	April 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	April 24, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, April 17, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, April 13, 2007 to place their name on the agenda for presentation.



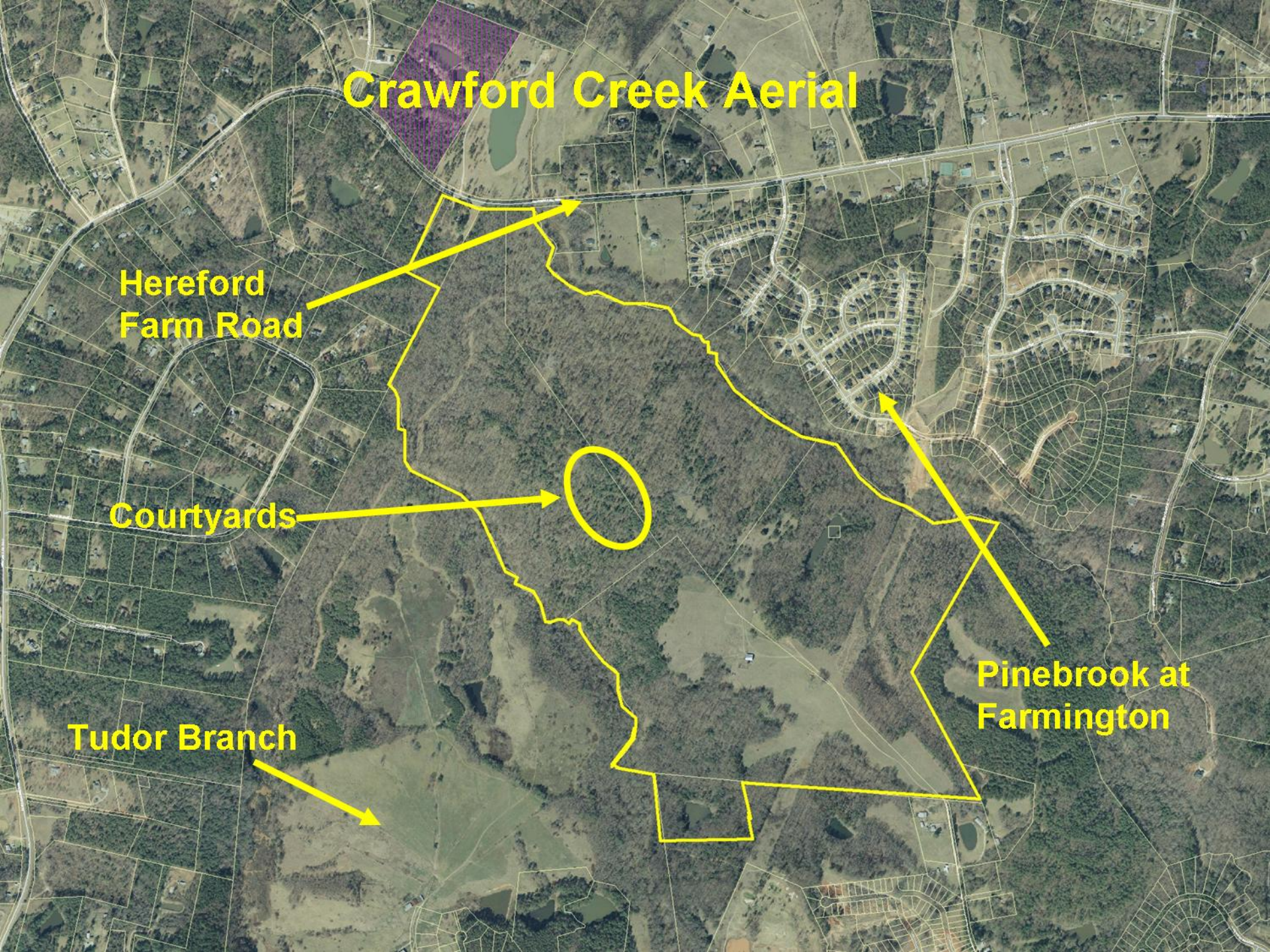
# Crawford Creek Aerial

Hereford  
Farm Road

Courtyards

Tudor Branch

Pinebrook at  
Farmington

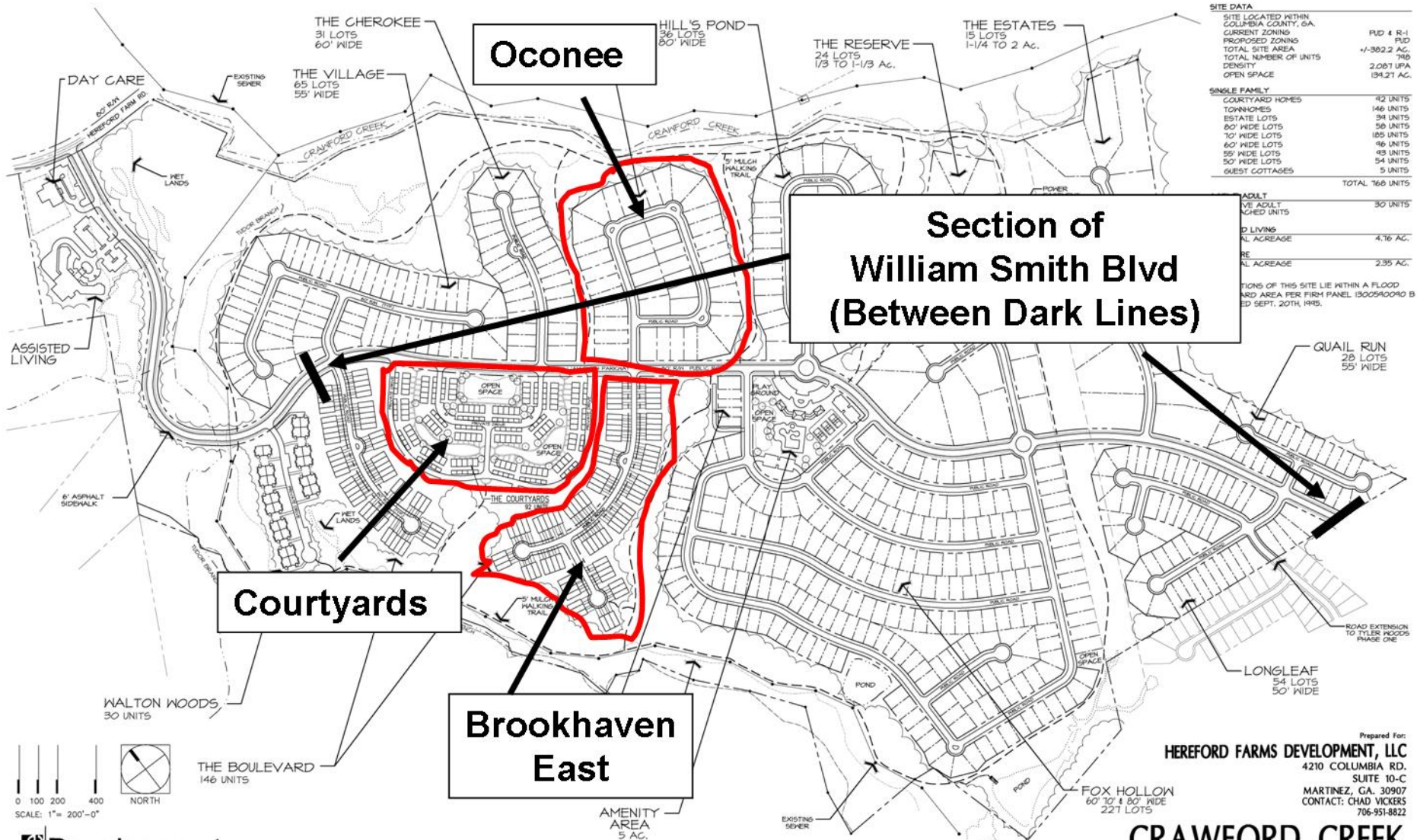




# Courtyards at Crawford Creek



# Crawford Creek Master Plan



**SITE DATA**

SITE LOCATED WITHIN COLUMBIA COUNTY, GA.	PUD 4 R-1
CURRENT ZONING	PUD 4 R-1
PROPOSED ZONING	47-302.2 AC.
TOTAL SITE AREA	790
TOTAL NUMBER OF UNITS	2,081 UPA
DENSITY	194.21 AC.
OPEN SPACE	

**SINGLE FAMILY**

COURTYARD HOMES	43 UNITS
TOWNHOMES	146 UNITS
ESTATE LOTS	34 UNITS
60' WIDE LOTS	50 UNITS
70' WIDE LOTS	185 UNITS
60' WIDE LOTS	46 UNITS
55' WIDE LOTS	43 UNITS
50' WIDE LOTS	54 UNITS
GUEST COTTAGES	5 UNITS
<b>TOTAL</b>	<b>760 UNITS</b>

ADULT	30 UNITS
VE ADULT	
AGED UNITS	
D LIVING	
AL ACREAGE	4.16 AC.
RE	
AL ACREAGE	2.35 AC.

CTIONS OF THIS SITE LIE WITHIN A FLOOD  
RD AREA PER FIRM PANEL 13005AC000 B  
RD SEPT. 20TH, 1995.

**QUAIL RUN**

20 LOTS	55' WIDE
---------	----------

**LONGLEAF**

94 LOTS	50' WIDE
---------	----------

Prepared For:  
**HEREFORD FARMS DEVELOPMENT, LLC**  
4210 COLUMBIA RD.  
SUITE 10-C  
MARTINEZ, GA. 30907  
CONTACT: CHAD VICKERS  
706-951-8822

**CRAWFORD CREEK**  
**CONCEPTUAL MASTER PLAN**

DATE: 11/10/05

**Site Development Consultants, Inc.**

Land Planning • Site Development • Landscape Architecture  
1075 Old Atlanta Rd., Suite 410, Roswell, GA 30076, Tel 678-205-2026, Fax 678-205-2027





# PRELIMINARY PLAT

## COURTYARDS AT CRAWFORD CREEK

### Property Information

Subdivision Name	Courtyards at Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	15.20 acres
Number of lots/units	92 units (6.05 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Disapproval

### Summary and Recommendation

This item has been in the Planning Commission meeting cycle since January 4, 2007. It has since been tabled a total of 4 times with no approvals yet received. At the March 1 meeting, the applicant once again requested to table this item because the civil engineer was still revising the storm system and the sewer system, which is a difficult process. Only one resubmittal has been received in that time period. Staff does anticipate the arrival a second resubmittal today; however, staff will need to do a full review of the plans because of the significance of the changes that had to be made. This review will likely not be completed until sometime next week. Should staff approve the plans, staff will change their recommendation to approval. If however, deficiencies still remain, staff is recommending that the Planning Commission disapprove any further requests to table this item should the developer request it.

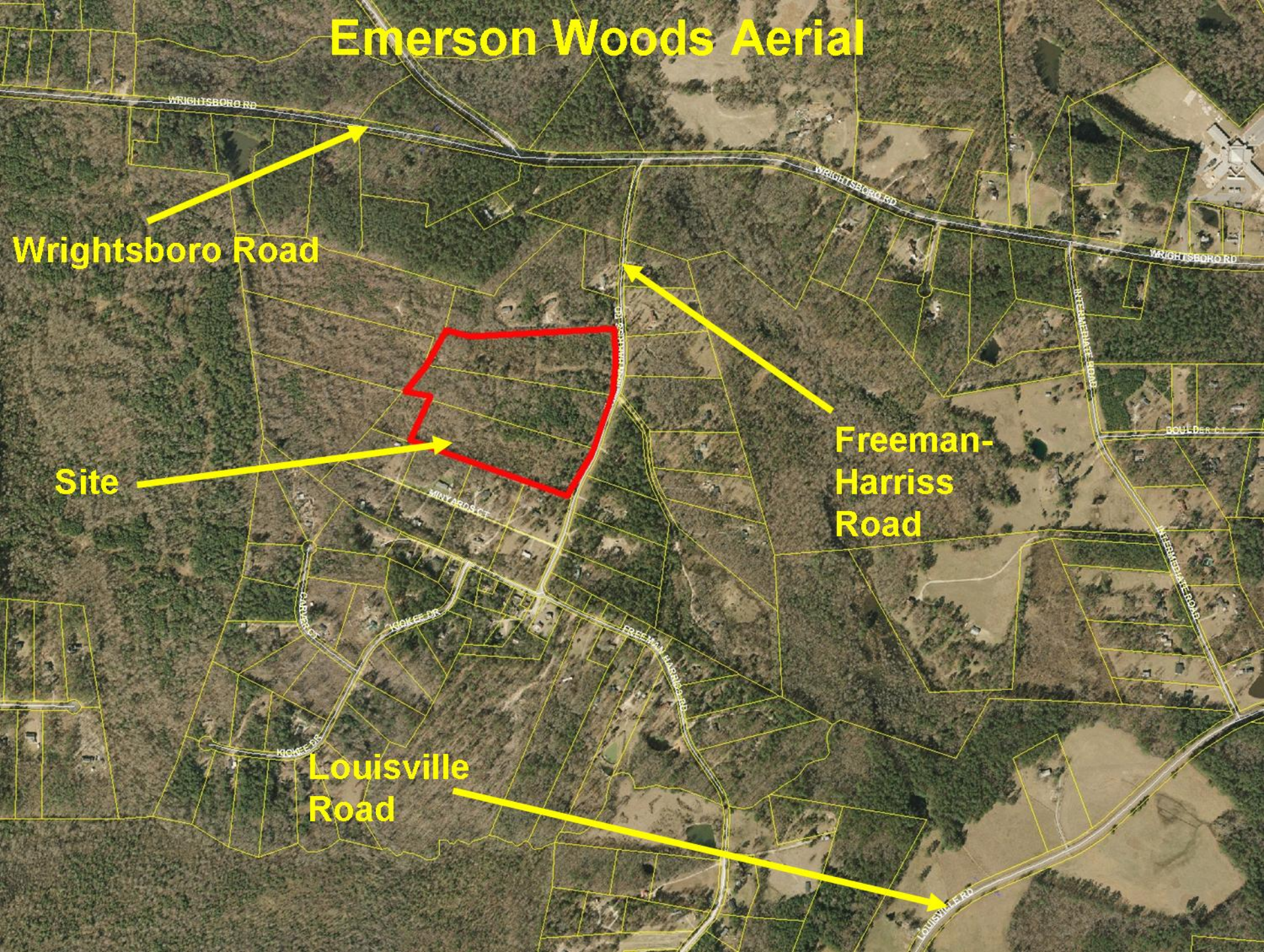
This subdivision is composed of 92 townhome units located within a larger development called Crawford Creek which is located south of Hereford Farm Road and north of Columbia Road. The Crawford Creek project is a PUD with varying kinds of housing ranging from large lot single family to townhome development. The project is being done in phases, and although the development initially moved quite rapidly, it has slowed quite noticeably in recent months. The project includes the construction of a collector road between Hereford Farm Road and Columbia Road.

It has not yet received approvals from the various county agencies or from Natural Resources and Conservation (NRCS).

Staff recommends **disapproval** unless all approvals are received prior to the March 15 Planning Commission meeting.



# Emerson Woods Aerial



WRIGHTSBORO RD

WRIGHTSBORO RD

WRIGHTSBORO RD

WRIGHTSBORO RD

BOULDER CT

WRIGHTSBORO RD

MYRDS CT

MYRDS CT

WRIGHTSBORO RD

WRIGHTSBORO RD

LOUISVILLE RD

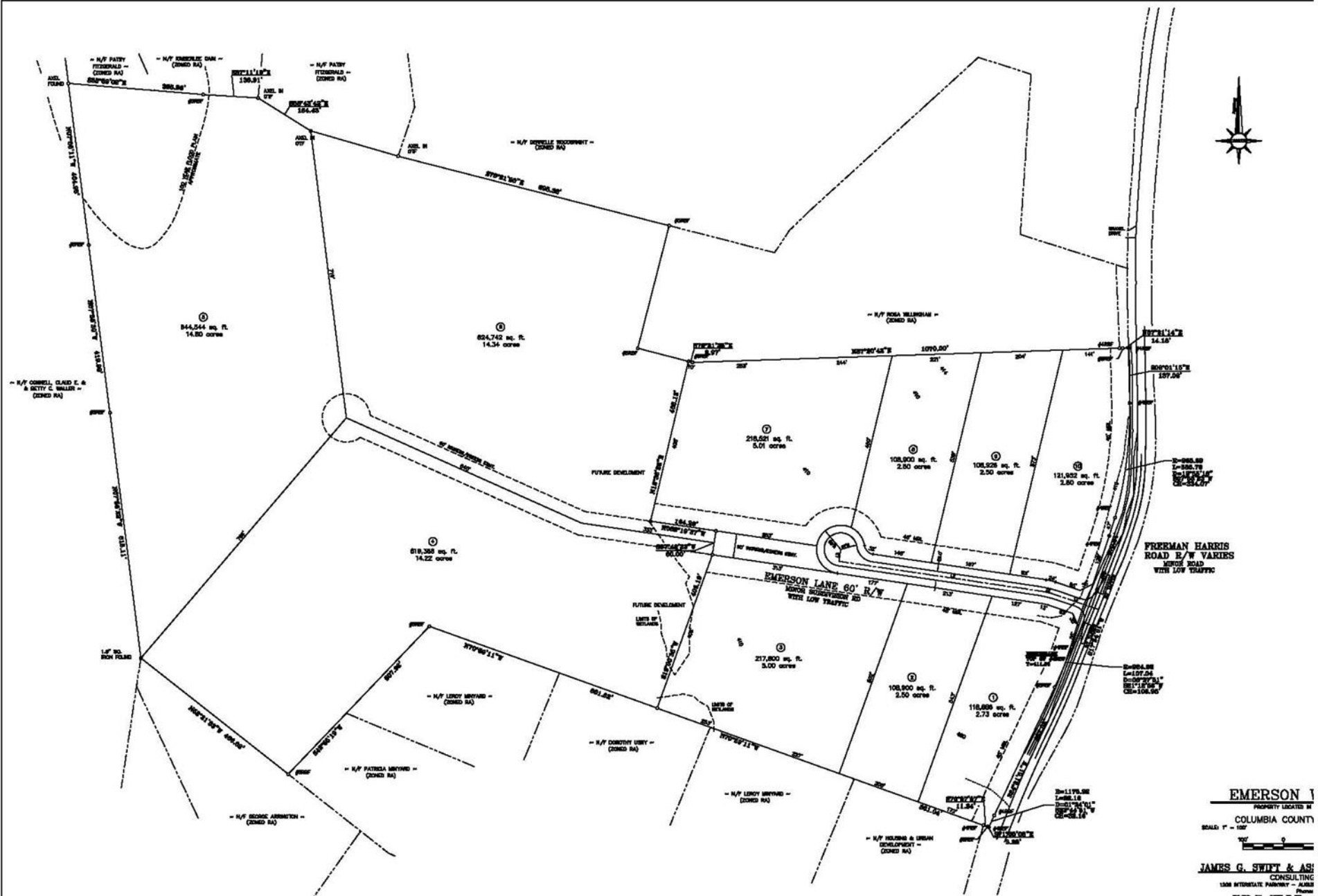
Wrightsboro Road

Freeman-Harriss Road

Site

Louisville Road









# PRELIMINARY PLAT

## EMERSON WOODS

### Property Information

Subdivision Name	Emerson Woods
Location/address	Freeman-Harriss Road
Development Acreage	24.77 acres
Number of lots/units	7 lots (3.54 acres/lot)
Zoning	R-A (Residential Agricultural)
Engineer/Surveyor	James Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Disapproval

### Summary and Recommendation

This item was tabled at the February 15 and March 1, 2007 meetings to allow the developer's civil engineer additional time to make the required changes for approval. At the time this report was written, staff had not yet received a resubmittal of the preliminary plans reflecting those changes. In fact, the civil engineer has not resubmitted plans for County review since February 6. Staff was not aware that it would take the civil engineer this long to make the required changes when the tabling action was recommended previously, but due to the amount of time it has taken him, staff is recommending that the subdivision be disapproved unless all approvals are received.

William Murphy seeks preliminary plat approval for Emerson Woods located on Freeman-Harriss Road. This subdivision contains 7 lots on 24.77 acres for an average of 3.54 acres per lot. It is zoned R-A (Residential Agricultural). The plans have gone through numerous changes and re-designs due to the presence of significant soil issues that have made septic approval nearly impossible. Thus, it has been determined from a soil survey by the Health Department that only 7 lots are feasible at this time for septic drainage. Furthermore, the subdivision has encountered various problems with stormwater detention, and it still has not received approval from Natural Resources and Conservation (NRCS). Without this required approval, the subdivision cannot be approved on March 15.

Staff recommends **disapproval**.



# Jessie Court Aerial

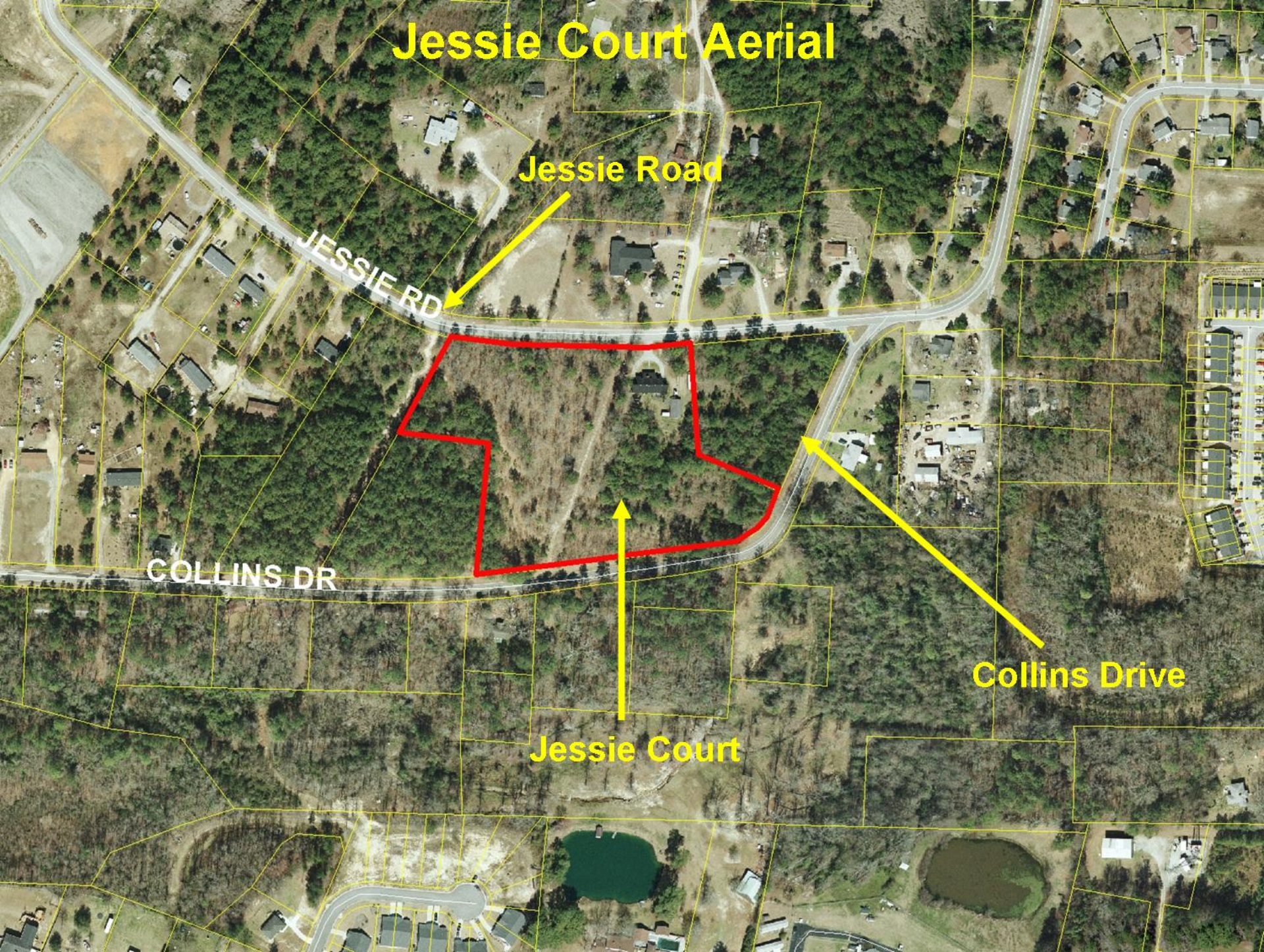
Jessie Road

JESSIE RD

COLLINS DR

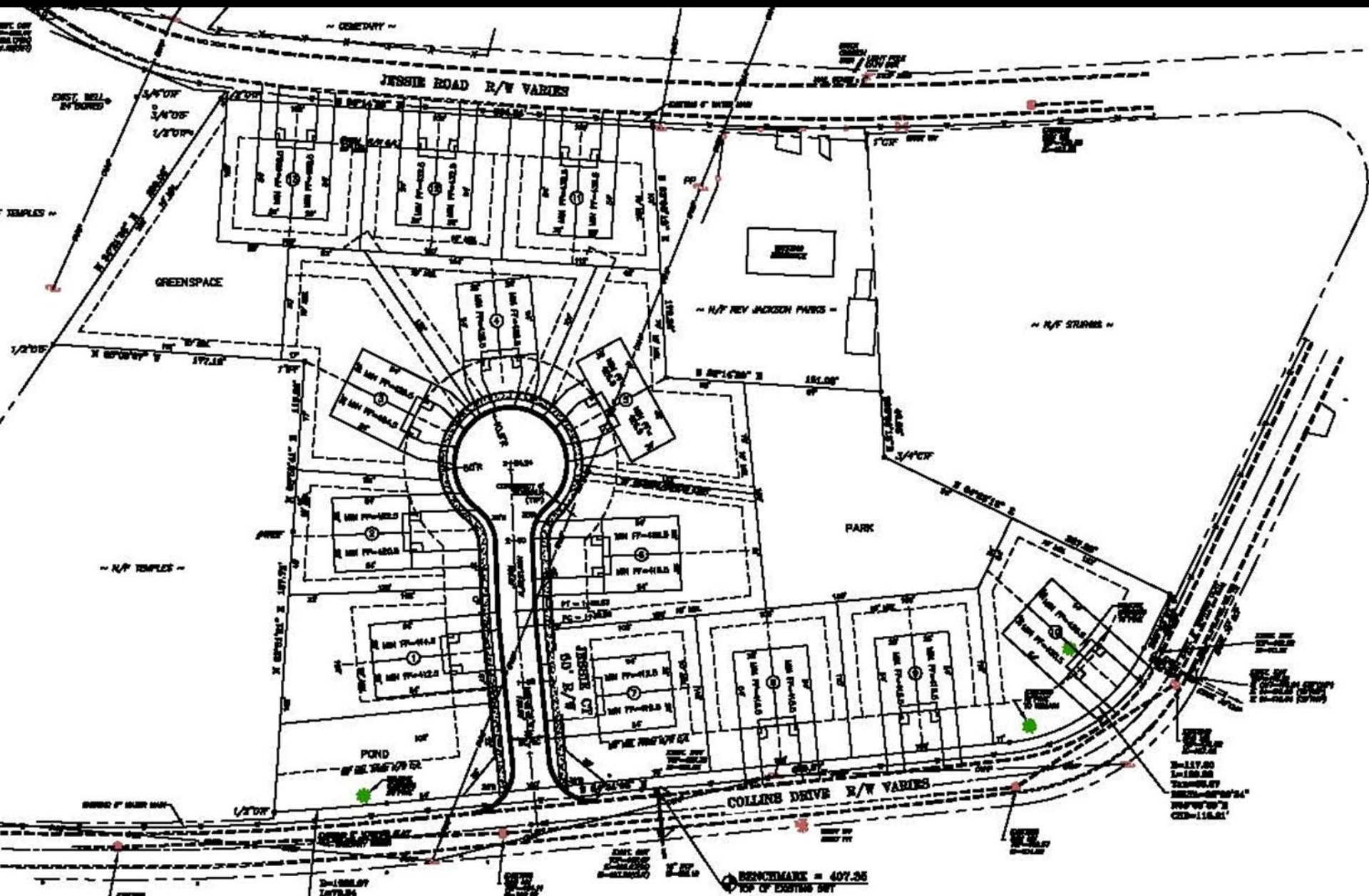
Collins Drive

Jessie Court





# Jessie Court Site Plan







# PRELIMINARY PLAT

## JESSIE COURT

### Property Information

Subdivision Name	Jessie Court
Location/address	Jessie Road
Development Acreage	4.90 acres
Number of lots/units	13 duplex structures on 13 lots (2.65 lots/acre; 5.31 units per acre)
Zoning	R-3A (Two-Family Residential)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Disapproval or Tabling at the Petitioner's Request

### Summary and Recommendation

This item was tabled at the March 1, 2007 Planning Commission meeting to allow the developer's civil engineer additional time to make the required changes. At the time this report was written, NRCS had still not approved the plans.

Steven Duffie seeks preliminary plat approval for Jessie Court located on Jessie Road. This subdivision contains 13 duplexes and 13 lots on 4.90 acres for a density of 2.65 lots/acre and 5.31 units/acre. It is zoned R-3A (Two-Family Residential), which allows duplexes to be constructed provided that each duplex is on at least 10,000 sq. ft. of property.

This subdivision has not received approvals from Natural Resources and Conservation (NRCS). Without this required approval, the subdivision cannot be approved on March 15. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval or tabling at the petitioner's request to the March 29, 2007 meeting**. If the plans have not received all approvals by the March 29, 2007 meeting, staff will likely recommend disapproval.

# REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from M-2 to PUD

R-A Residential Agriculture  
R-1 Single family residential  
R-1A Single family residential  
R-2 Single family residential  
R-3 Single family residential  
R-3A Single family residential

R-4 Recreational Residential  
T-R Townhome Residential  
A-R Apartment Residential  
C-1 Neighborhood Commercial  
C-C Community Commercial  
C-2 General Commercial

C-3 Heavy Commercial  
M-1 Light Industrial  
M-2 General Industrial  
P-1 Professional  
S-1 Special District  
PUD Planned Unit Development  
PDD Planned Development District

## PROPERTY LOCATION:

Tax Map # 072 Parcel # 043T  
Address 5100 Pierce Court Acreage 6.57ac.  
Road Frontage 460 feet on the North/South/East/West (circle one) side of  
Industrial Park Drive Property is approximately 0 feet from the  
intersection of Industrial Park Dr. & Pierce Ct. The attached plat for the  
property was prepared by James Swift Associates and dated Feb. 9, 2007

## PROPOSED USE:

If approved, the property will be used for the following purposes:

professional offices & light industrial uses as outlined in the PUD narrative

## APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Ashmore Company, LLC. APPLICANT: Jerry Ashmore  
ADDRESS: P.O. Box 1000 ADDRESS: 3363 EVANS TO LOCKS RD.  
CITY: EVANS, GA. ZIP: 30809 CITY: MARTINEZ, GA. ZIP: 30907  
PHONE #: 706-868-5854 PHONE #: 706-860-6084

## DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no) If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]  
Owner's Signature

[Signature]  
Applicant's Signature

Subscribed and sworn to before me on 8 day of FEB 20 07

By: [Signature] Notary Public

Notary Public, Columbia County, Georgia  
My Commission Expires Oct. 6, 2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: 2/9/07  
Public Hearing Date: 3/15/07  
File # R207-03-081



## A Narrative for 5100 Pierce Court – 6.57 Acres

The proposed development consists of 6.57 acres located at the corner of Industrial Park Drive and Pierce Court and is owned by Ashmore Company LLC. Currently, this tract is leased by Ashmore Concrete Contractors, Inc. and serves as their construction offices.

Ashmore Concrete Contractors, Inc. will remain in operation and will utilize approximately 5.4 acres as indicated on the Preliminary Site Plan. Existing gravel parking lots will be paved to meet the county specifications for parking for the existing two buildings. This 5.4 acre tract will continue to comply with the current M-2 zoning.

The remaining parcel consisting of 1.14 acres fronts on Industrial Park Drive. The lot requirements including setbacks, lot area, buffers, and other general lot requirements will reflect those of the C-2 zoning classification. Three buildings totaling approximately 14,400sf will be used for offices for Accountants, Architects, Engineering, Doctors, Lawyers, Real Estate Services, and similar services. All parking shall be paved in accordance with Section 90-133 and the number of parking spaces to be provided for each use shall meet or exceed the requirements of the Columbia County Code of Ordinances. Columbia County agrees that the site plan is conceptual and may change when developed. The property will be accessed from a driveway on Industrial Park Drive. An access/utility easement will be reserved over all common areas and the required number of parking spaces will be shared among all units. The drainage from this parcel will be diverted to the existing regional retention located on the opposite corner of Pierce Court and Industrial Park Drive. Water and sewer is available directly in front of this parcel.

Ashmore Company, LLC has a desire to provide for "higher use" buildings in the Industrial Park Drive corridor than the currently M-2 zoning. This new development will serve as a buffer between Industrial Park Drive and the light industrial area located directly behind the development. All construction materials and landscaping will adhere to the Evans Town Center requirements.



\_\_\_\_\_  
Jerry T. Ashmore, Jr.

\_\_\_\_\_  
Date

2/9/07

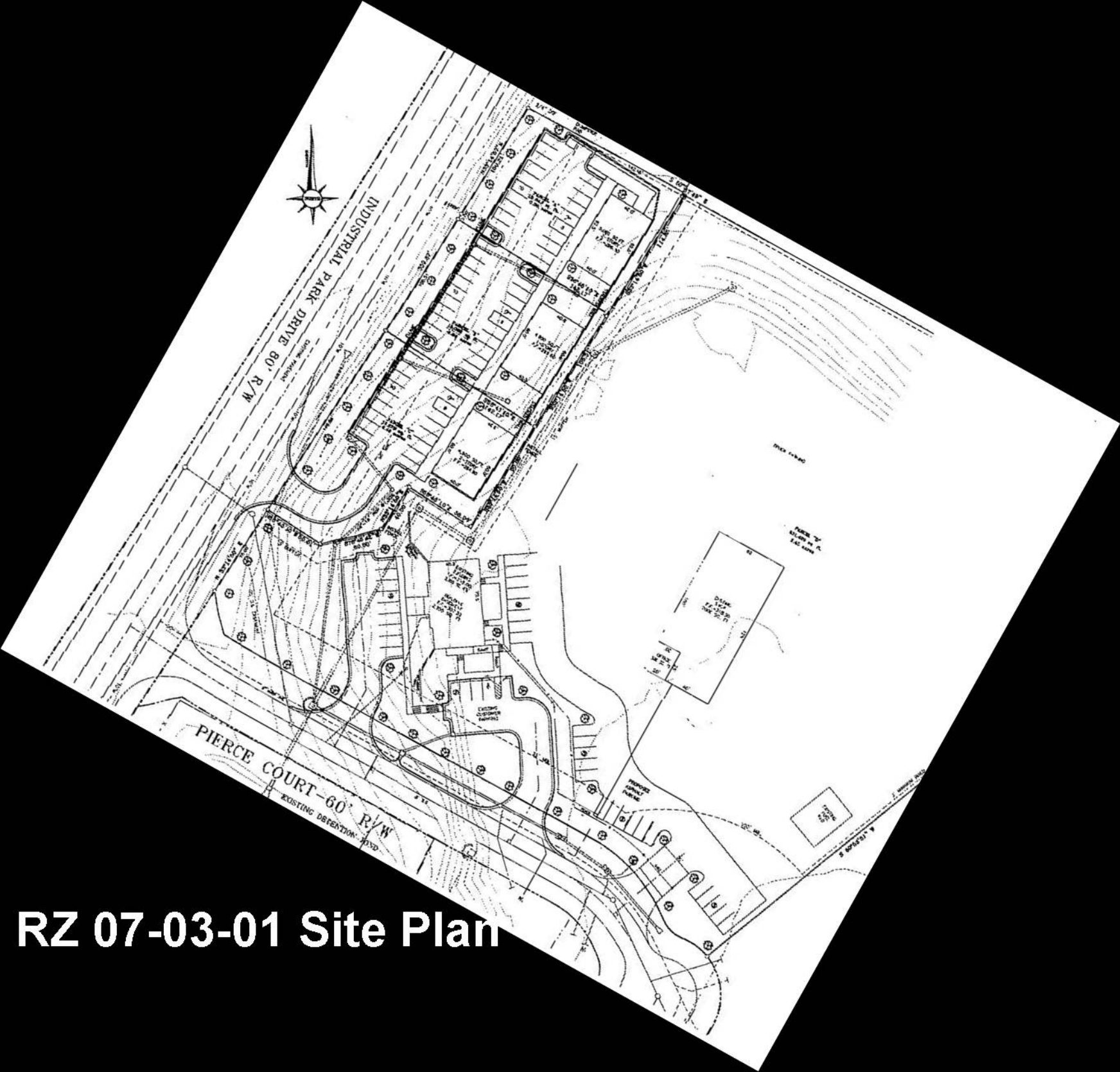




72 247

RZ 07-03-01 Aerial





RZ 07-03-01 Site Plan











# REZONING

March 15, 2007

FILE: RZ 07-03-01

M-2 to PUD

Property Information	
<b>Tax ID</b>	Tax Map 072 Parcels 043T
<b>Location/address</b>	5100 Pierce Court
<b>Parcel Size</b>	6.57 +/- acres
<b>Current Zoning</b>	M-2 (General Industrial)
<b>Existing Land Use</b>	Industrial
<b>Future Land Use</b>	Industrial
<b>Request</b>	PUD (Planned Unit Development)
<b>Commission District</b>	District 1 (Thigpen)
<b>Recommendation</b>	Approve

## Summary and Recommendation

Jerry Ashmore, owner and applicant, requests the rezoning of 6.57 acres located at the intersection of Industrial Park Drive and Pierce Court from M-2 General Industrial to PUD Planned Unit Development. The property is within the Evans Town Center Overlay District. The M-2 zoning district is established to provide for manufacturing, assembling, fabricating, warehousing, and related activities. The PUD district, on the other hand, is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial, and industrial areas than may be possible in the other zoning districts. The applicant proposes a mixed-use development, combining professional office and industrial uses.

The applicant is requesting permission to develop three separate office buildings along the western boundary of the property facing Industrial Park Drive. According to the narrative and site plan furnished by the applicant, the three buildings, totaling 14,400 square feet of office space, comprise 1.26 acres of the overall 6.57 acre site. While the uses of the office buildings will reflect the uses typically found in the P-1 Professional Office district, the actual lot sizes and other lot requirements will be reflective of those requirements of the C-2 General Commercial zoning district.

The remaining 5.3 acres located to the east houses Ashmore Concrete Contractors, Inc., which will remain in operation at its current location. Existing gravel parking lots will be paved and landscaped to meet the county specifications for the existing facilities, and the uses on the 5.3 acre portion will continue to comply with the current M-2 zoning.

The adjacent properties are zoned M-2 to the south and east, C-3 to the north, and PUD to the west across Industrial Park Drive for the Marshall Square Office Park. While the property is located in an area that has been historically zoned for industrial uses due to its proximity to the railroad tracks, recent developments in the area have been professional and high density residential, with some



# REZONING

March 15, 2007

FILE: RZ 07-03-01

M-2 to PUD

special uses in the area. Staff believes that the proposed office use is compatible with surrounding uses, and will serve as a buffer between Industrial Park Drive and the industrial development located behind the proposed development. The site plan submitted with the application shows the three office buildings at a distance of approximately 133 feet from the centerline of Industrial Park Drive. The Evans Town Center Overlay District establishes a maximum building setback of 90 feet from the centerline of a collector street, in order to push development of buildings closer to the street and mandate that parking be to the rear of buildings. Therefore, staff recommends that the site plan be revised so that the parking is located at the rear of the buildings on the eastern side of the development. In addition, while the parking requirements of the overall PUD are met, staff cautions that there must be adequate parking solely designated for the professional office use. Since the property is located within the Evans Town Center Overlay District, all construction materials and landscaping will be required to adhere to the ETCO requirements.

Staff recommends **approval** of the request, with all interdepartmental conditions and comments.

## Interdepartmental Review Conditions

**Engineering:** The property is located in the Jones Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. Regional detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
  - All proposed improvements must conform to current county standards.
  - Storm water detention will be required unless site improvements result in no net increase in runoff.
  - A left turn analysis will be required to determine the need for installation of a left turn lane.
  - A deceleration lane, dimensioned for the posted speed limit on Industrial Park Drive will be required.
  - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
  - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. Must provide pond analysis showing existing retention pond has enough storage volume remaining to manage additional runoff from improvements.
3. State waters may be present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.





# REZONING

March 15, 2007

FILE: RZ 07-03-01

M-2 to PUD

**Planning and Development:** The site plan must be revised so that the proposed buildings are within 90 feet of the centerline of Industrial Park Drive. Parking must be accommodated behind the buildings that face Industrial Park Drive.

**Storm Water:** Permanent drainage and utility easements are required. Easements are required over all storm lines.

## Comments

**Water and Sewer:** County water is available on a ten inch line on Industrial Park Drive. County sewer is available on an eight inch line on Industrial Park Drive. This project will not affect the capacity of existing water and sewer infrastructure.

**Storm Water:** There are no active projects in the area.

**Health Department:** Should have county sewer.

**Sheriff:** This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles. A traffic deceleration land is recommended.

**Green space:** The property is not located in a targeted area for green space. There are no green space program lands in the area.

## Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns, including the Marshall Square Office Park PUD located to the west.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	While the future land use policy is industrial, recent developments in the area have been professional and high density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could be used as zoned, but the proposed professional office use is more appropriate within the Evans Town Center.



# REZONING

March 15, 2007

FILE: RZ 07-03-01

M-2 to PUD

<b>Whether the proposal could cause excessive or burdensome use of public facilities or services.</b>	The proposal will not cause excessive or burdensome use of public facilities or services.
<b>Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.</b>	The proposal is supported by new and changing conditions not anticipated by the GMP. Additionally, the proposal is reflected by existing zoning of surrounding properties.
<b>Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.</b>	This request meets this balance test.

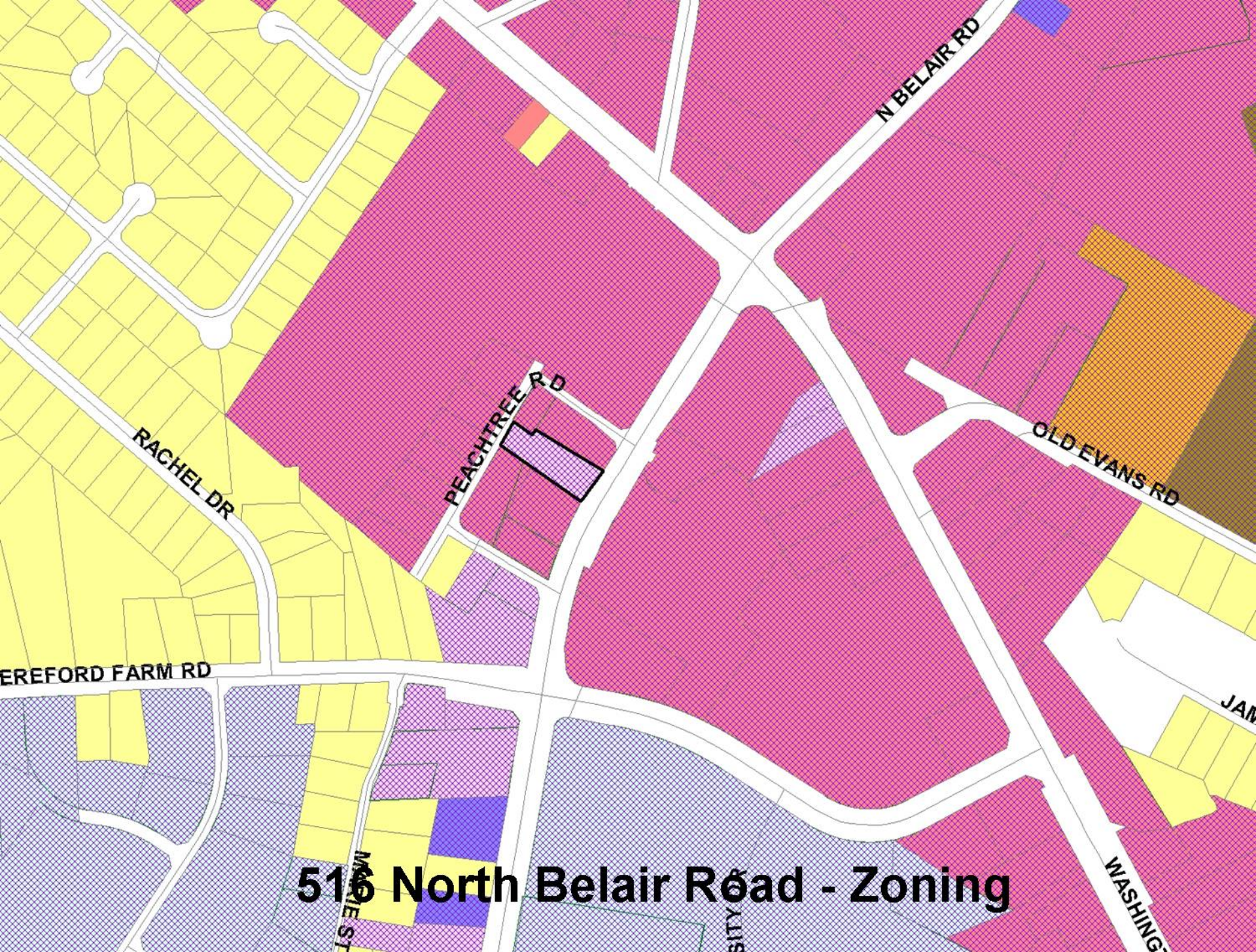






516 North Belair Road - Aerial





**515 North Belair Road - Zoning**





# REQUEST TO INITIATE COUNTY REZONING

March 15, 2007

FILE: N/A

C-1 to C-2

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 072A Parcel 104
<b>Location/address</b>	516 North Belair Road
<b>Parcel Size</b>	± 0.68 acres
<b>Current Zoning</b>	C-1 (Neighborhood Commercial)
<b>Existing Land Use</b>	Commercial
<b>Future Land Use</b>	Commercial
<b>Request</b>	C-2 (General Commercial)
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	Approve Request

## Summary and Recommendation

The staff seeks concurrence from the Planning Commission to initiate the rezoning of a parcel of property located at 516 North Belair Road adjacent to the old Evans Middle School and the Top Notch Car Wash, from C-1 Neighborhood Commercial to C-2 General Commercial. The property is currently used by Bruster's Ice Cream. Bruster's is interested in installing a drive-through window at the facility.

Staff research indicates that the current C-1 zoning was approved in February, 2001 by both the Planning Commission and the Board of Commissioners. Although the minutes clearly reflect that the proposed use was a Bruster's Ice Cream store, it is unclear why the property was zoned C-1, rather than the more appropriate C-2. According to the Columbia County Code of Ordinances, fast-food restaurants are not a permitted use in the C-1 zoning district. The code further defines a fast-food restaurant as an establishment, building or structure where food or drink are served for consumption, either on or off the premises, by order from or service to persons either over an interior counter, outside the structure, from an outside service window or automobile service window, or by delivery. Clearly the use as an ice cream store falls within this classification.

Finally, the property is entirely surrounded by C-2 zoning, and the request would eliminate an island of C-1 zoning. Since the initial rezoning appears to have been in error, staff recommends that the Planning Commission authorize staff to initiate the rezoning. If the Planning Commission should approve the request, the matter will be set for Public Hearing at a future Planning Commission meeting.

## Interdepartmental Review

None at this time.



# High Meadows Aerial

Columbia Road

Chamblin Road

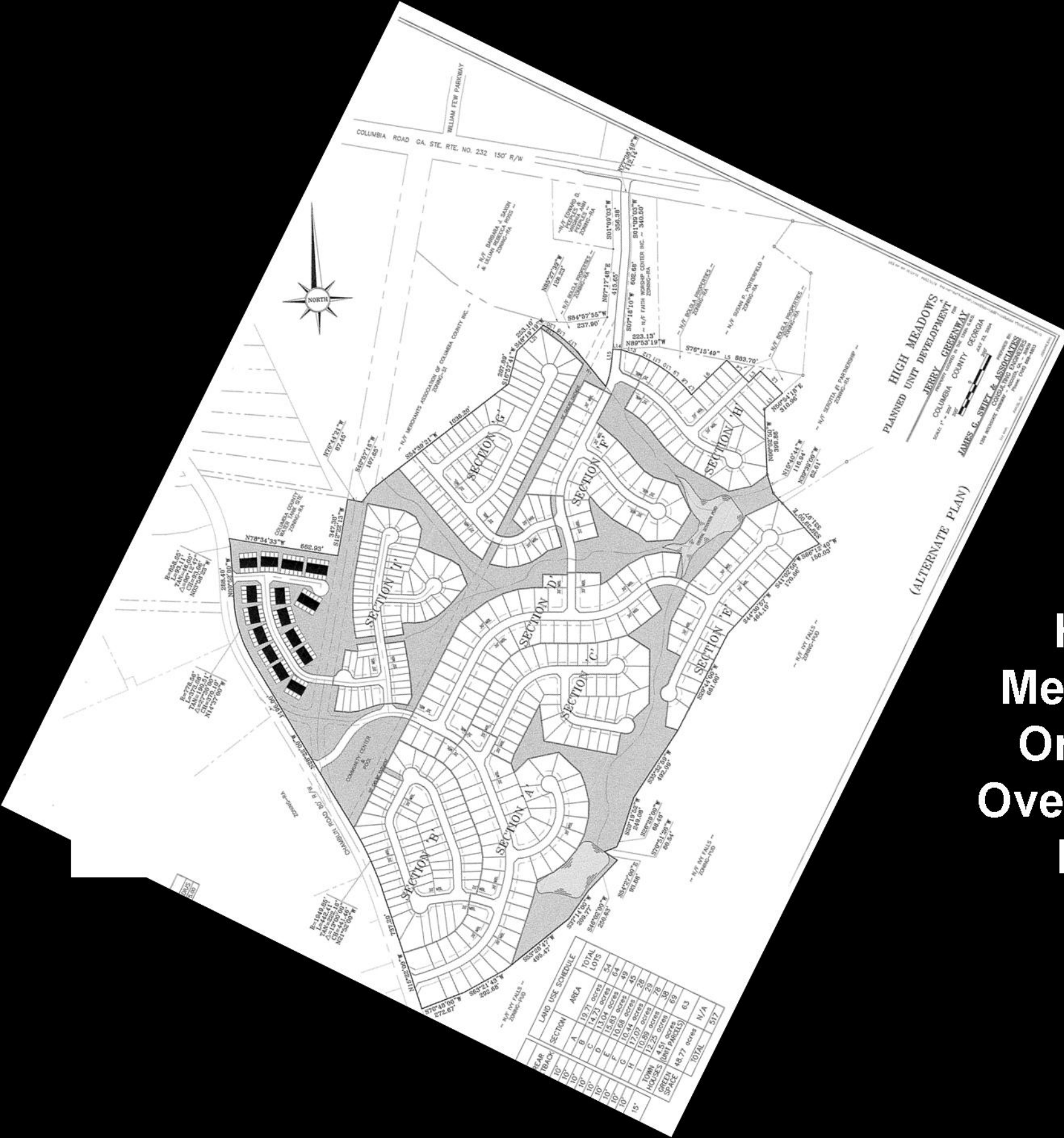
SITE

Ivy Falls Plantation

**LEGEND**  
+ railroad  
**5a.sid**  
RGB  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3  
**7a.sid**  
RGB  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3  
parcels\_jump  
parcels\_selection

1 inch equals 2,000 feet



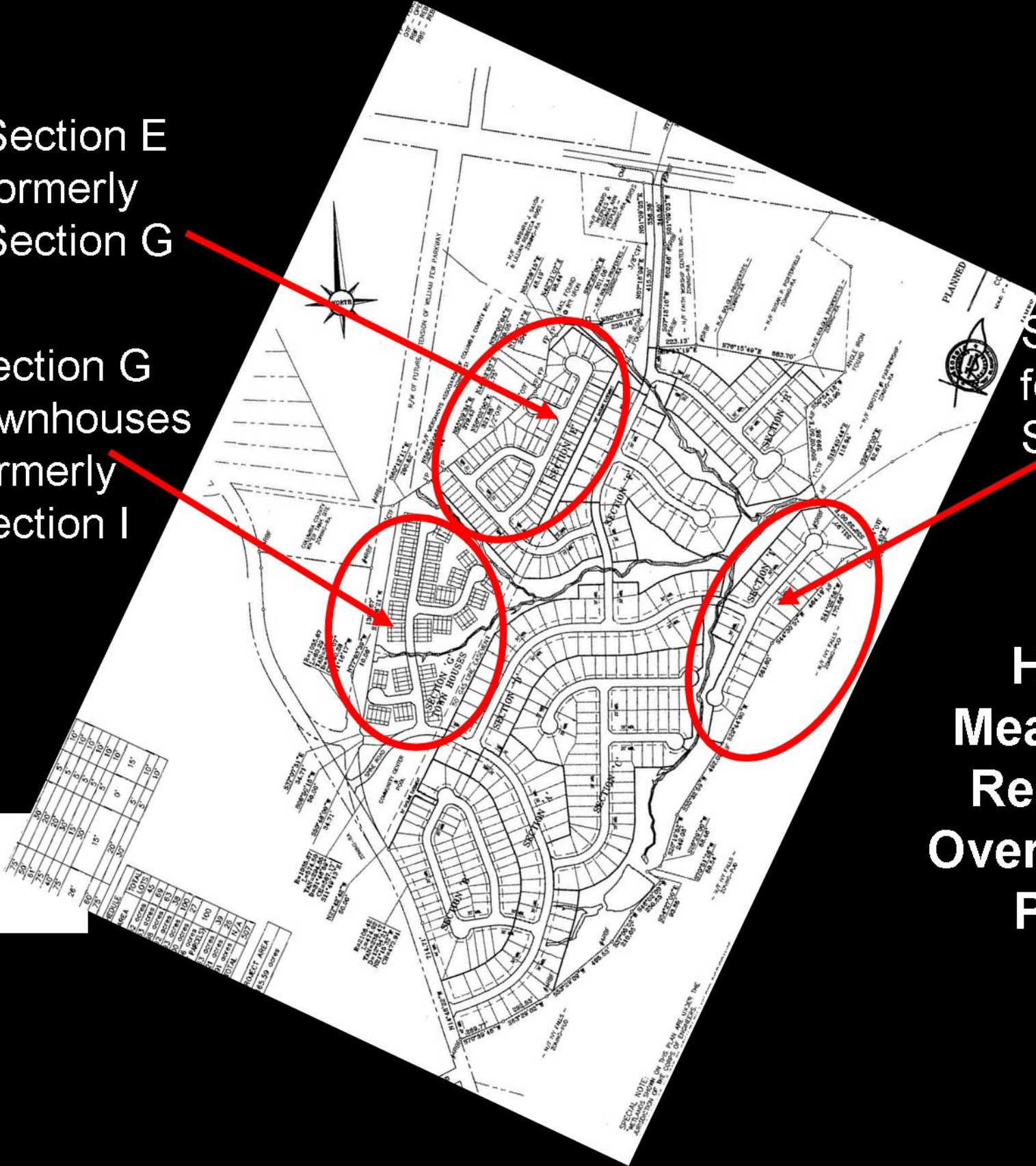


Section E  
formerly  
Section G

Section G  
townhouses  
formerly  
Section I

Section I  
formerly  
Section E

High  
Meadows  
Revised  
Overall Site  
Plan





**HIGH MEADOWS**  
**A PLANNED UNIT DEVELOPMENT**  
**AMENDED NARRATIVE - 2/27/07**

**GENERAL:**

High Meadows will be a large planned community consisting of smaller individual neighborhoods which will offer a variety of housing products. Housing price levels will range between \$115,000 and \$240,000. The layout being presented yields an overall density of 3.1 units per acre. The proposed plan utilizes natural land features such as creeks, hills, and undisturbed wooded buffers to create small neighborhoods within the project limits. Approximately 26% of the overall land area will be reserved in undisturbed green space. Generous buffers have been provided along the creeks running through the property to insure protection of environmentally sensitive areas.

**SITE LOCATION:**

The proposed site for High Meadows lies on a ±166 acre parcel of land known as the Maxie Bolgla tract which is located between Chamblin Road and Columbia Road near Baker Place Road. The Ivy Falls PUD forms the eastern boundary of the project. The tract is bounded on the south by Chamblin Road, on the west by a Columbia County water tank site and the fair grounds, on the north by various tracts fronting Columbia Road. The Bolgla tract does have limited frontage on Columbia Road which can provide additional access should the various property owners work together in developing the Columbia Road frontage. It is the owners desire to purchase the frontage properties and extend the PUD to Columbia Road in the future.

**SITE TERRAIN:**

The tract of land to be developed was previously used as a cattle farm. The tract is made up of a series of pastures separated by three (3) wooded creek bottoms running through the property. The terrain varies from flat hilltops to gently sloping hillsides to steep terrain along the creeks.

The layout presented in the plan takes into consideration the varying terrain. The higher density housing is located on the flatter terrain. Larger lots have been placed on the moderately sloping land, while the steeper terrain along the creeks have been reserved for undisturbed buffers.

**LAND USE / LOT REQUIREMENTS:**

The attached PUD plan depicts the different land uses discussed above in more detail and by reference thereto is incorporated herein. Land use and lot requirements will be as set forth in the following tables:

<b>LAND USE SCHEDULE</b>		
<b>Section</b>	<b>Area</b>	<b>Total Lots</b>
A	14.52 Acres	45
B	14.53 Acres	69
C	20.98 Acres	63
D	15.92 Acres	38
E	16.93 Acres	100
F	12.00 Acres	27
G (Town Houses)	5.96 Acres	100
H	11.63 Acres	39
I	10.21 Acres	26
Green Space	42.91 Acres	N/A
Total	165.59 Acres	507

<b>MINIMUM LOT REQUIREMENTS</b>					
<b>Section</b>	<b>Area</b>	<b>Lot Width @ Bldg Line</b>	<b>Building Setback from Street R/W</b>	<b>Side Setback</b>	<b>Rear Setback</b>
A	10,000 SF	75'	30'	5'	10'
B	5,500 SF	50'	20'	5'	10'
C	8,200 SF	61'	20'	5'	10'
D	10,000 SF	75'	30'	5'	10'
E	4,100 SF	40'	15'	5'	10'
F	10,000 SF	75'	30'	5'	10'
G - Town Houses	2,390 SF	26'	15'	0'	15'
H	7,000 SF	60'	20'	5'	10'
I	10,000 SF	75'	30'	5'	10'

NOTE: Lot frontages may be reduced 25% on radial lots, but must meet minimum lot width at the building line.

#### **UTILITIES:**

The property is currently served by an existing county water system located along Chamblin Road. Sanitary sewer will have to be extended to the property from its present terminus in the Ivy Falls subdivision. The adjoining property owner has agreed to provide the necessary off-site sanitary easements. Stormwater management will be provided by a centralized detention pond



located at the east and low end of the property.

**WETLANDS:**

There are jurisdictional wetlands located on the property. It is anticipated that a permit to construct the dam for the detention area and several road crossings will be required. The plan presented is environmentally sensitive being that wetland impacts have been kept at a minimum through avoidance and that generous buffers have been reserved along the wetlands.

This development will also come under the NPDES permit for regulating stormwater discharges. An extensive monitoring of discharges and inspection of soil erosion and sediment control practices will be required throughout the construction process.

**AMENITIES:**

High Meadows will have a community center that will include a club house, pool, playground area and athletic field. The owner will construct these amenities during the first phase of development once adequate access is provided and building permits can be obtained.

**CONSTRUCTION SCHEDULE:**

The following is an anticipated schedule for developing the property.

Phase	Section	Start Date	Complete Date
Phase I	Section A Section B Section C Section D Section G - Town Houses (Part) Clubhouse & Pool	January 2006	COMPLETED November 2006
Phase II	Section E (Part) Section F	January 2006	COMPLETED February 2007
Phase III	Section E (Remaining) Section G (Remaining) Section H Section I	August 2007	January 2008

**FUTURE DEVELOPMENT:**

The proposed plan includes road stubs into adjoining tracts fronting on Columbia Road. These connections are contingent upon the purchase of the adjoining properties and bringing them into the PUD. In the event that the developer is not successful in purchasing the tracts in question, the road stubs will be terminated with cul-de-sacs and no access will be provided to these properties.



# REZONING

March 15, 2007

FILE: RZ 04-09-07

REVISION TO PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 050 Parcel 003
<b>Location/address</b>	5430 Columbia Road
<b>Parcel Size</b>	165.59 acres
<b>Current Zoning</b>	PUD (Planned Unit Development)
<b>Existing Land Use</b>	Partially Developed as Medium and High Density Residential
<b>Future Land Use</b>	Medium-Density Residential
<b>Request</b>	Revised PUD
<b>Proposed Use</b>	Single family residential- Average of 3.06 lots/units per acre
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	<b>Approval</b>

## Summary and Recommendation

Jerry Greenway seeks a PUD narrative and site plan revision to reflect changes to the lettering for Sections E G, and I from what was originally shown and approved in the PUD in 2004. Section E on the revised plan was known as Section G, Section I was known as Section E, and Section G was known as Section I. Additionally, the applicant has reduced the overall lot count in the PUD from 530 lots to 507. This reduction was necessary due to the presence of wetlands, state waters, and exposed rock that made certain lots unbuildable. Additionally, the developer set aside several acres of property for the future right-of-way extension for William Few Parkway.

The need for the revisions to the PUD narrative and overall site plan arose during the final plat review for Section E and F, which showed lot specifications that did not comport with the PUD stipulations for those same sections from either the original 2004 PUD approval or the PUD narrative revision in November 2006. A previous PUD narrative revision in 2006 was approved by the Planning Commission to fix the same inconsistencies in Sections A-D and G and to coordinate the site plan, final plats, and narrative. Staff advised the applicant that this new revision would be necessary so that these plats would continue to match the PUD narrative and site plan to avoid confusion in the future. The developer has submitted all required PUD documentation to staff.

Staff is recommending **approval** of this request.